

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Stanley Minier - Bar No. 44750 Law Offices of Stanley Minier, Inc. 2677 No. Main St., #870 Santa Ana, CA 92705 Attorney for Chapter 7 Trustee 714-558-0181	FOR COURT USE ONLY <div style="border: 2px solid black; padding: 5px; text-align: center;"> FILED SEP 26 2003 <small>CLERK, U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA Deputy Clerk</small> </div>
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: ALVIN PAYNE <div style="text-align: right;">Debtor(s).</div>	CASE NO.: Chapter 7 SA 03-12987-JB

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: October 22, 2003	Time: 10:30 a.m.
Location: U.S. Courthouse, Ctrm. 6-D, 411 W. Fourth St., Santa Ana, CA 92701	

Type of Sale: ☒ Public: ☐ Private: Last date to file objections: October 8, 2003

Description of Property to be Sold: Residence at 431 Massachusetts Lane, Placentia, California,
legally described as Lot 21, Tract 9694, City of Placentia, County of Orange, State of
California, as per map recorded in Book 403, Pages 49 and 50 inclusive of Miscellaneous
Maps of the Orange County Recorder.

Terms and Conditions of Sale: Chapter 7 Trustee as seller has received a \$390,000 offer with a
10% deposit. Escrow to close within 10 days after entry of Court Order approving sale.
No repairs, representations or warranties. All warranties expressly disclaimed. Being
sold "as is, where is". Commissions of 6%. See full Motion and exhibits for many other
terms. Contact Trustee's counsel (see above) for copy.

Proposed Sale Price: \$390,000 if no overbid-to highest and best bid if overbid(s) of \$395,000 or more received.

Overbid Procedure (If Any): First minimum overbid of \$395,000, then in \$1,000 increments. 10% deposit
required at sale in certified funds. Contact R.E. agent or atty. for pre-qualification procedures.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: Same as sale
information above.

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Clarence Yoshikane
Prudential California Realty
2405 McCabe Way
Irvine, CA 92614
Direct: (949) 794-5724; FAX: (949) 553-9799

Date: September 26, 2003

Handwritten signature: SLH